Lambert Sustainability
Green Building Consulting & Education
A Massachusetts Certified Woman Owned Business (WBE)

MEMORANDUM

To: Land Use Committee
Newton City Council
1000 Commonwealth Avenue
Newton, MA. 02459

From: Michelle Lambert, LEED AP BD+C, CPHC, ENV SP
Founding Principal, Lambert Sustainability, LLC

RE: **Northland Newton Development**
Sustainability Strategies

Date: September 30, 2019, revised 10/8/19

Dear Committee Members,

Summarized below are the sustainability strategies that the Northland Newton Development will pursue separated into two categories; "Committed to achieve or implement" and "Committed to analyze in terms of feasibility."

1. **<u>Committed to Achieve or Implement</u>**
    a. LEED v3 for Neighborhood Development Certification at the Silver Level (project was registered in 2016).
    b. LEED v3 for Core and Shell Certification at the Silver Level for 156 Oak Street (project was registered in 2016).
    c. All new buildings within the Site shall be designed to be achieve either (i) a LEED v3 Gold certifiable standard or (ii) a LEED v4 for Building Design and Construction: Multifamily Midrise" certifiable standard. Because Buildings 9, 10, 11 and 14 are smaller scale residential buildings, they shall be allowed to utilize either (i) LEED for Homes, or (ii) LEED v4 for Multifamily Lowrise, or, (iii) subject to approval by the Director of Planning and Development, an alternative recognized green building standard appropriate for these building types.
    d. To comply with the above LEED Certifiability, all buildings will conduct energy modeling.
    e. Buildings 3, 4 and 8 will be designed and constructed to achieve Passive House Certification.
    f. Northland will conduct Passive House feasibility studies, incorporating energy modeling, on Buildings 5a/b, 6a, 6b/c, 7 and 12.

g. Northland will utilize electric heat pumps for heating and cooling in all buildings in order to reduce fossil fuel use unless another technology becomes available that is at least as equally efficient and environmentally sustainable.
h. Northland will, where applicable, utilize electric "Energy Star" appliances, except that, domestic hot water equipment may utilize natural gas as an energy source.
i. Where feasible, building roofs will be maximized to take advantage of outdoor opportunities/amenities for residents and/or for implementation of sustainable strategies including photovoltaic panels, green roofs and highly reflective roof materials.
j. Bicycle parking/storage will be provided for 1,100 bicycles.
k. Electric car charging stations will be provided for 5% (66 spaces) of the striped parking with expansion built in to double the amount (to 10%, 132 spaces) of charging stations.
l. A rain harvesting system will be utilized to capture some rainwater for irrigation.
m. Drought tolerant and indigenous plants will be utilized in the landscape design.
n. Low Impact Design (LID) strategies will be employed in the design of the stormwater management system.
o. Permeable pavement and pavers will be utilized as part of the LID strategy.

1. <u>Committed to Analyze in Terms of Feasibility</u>

a. Depending on the results of the Passive House feasibility studies for Buildings 5a/b, 6a, 6b/c, 7 and 12 noted in 1.f. above, Northland will seek to achieve Passive House Certification in some or all of these buildings. If not feasible to achieve certification, Northland will employ passive house features to the fullest extent feasible.
b. The design teams will utilize the best available information to assess embodied carbon in building materials and incorporate that information into the design process so that low embodied carbon materials can be incorporated when cost, availability and performance is feasible.
c. Northland will target LEED Gold Certification as noted for the buildings in 1.c. above.
d. As the project progresses, Northland will explore the feasibility of securing increased electrical service to provide charging stations for up to 90% (1,215) of the striped parking spaces as the market demand for charging stations increases.
e. Northland will monitor new technologies for electric domestic hot water equipment and evaluate the feasibility of incorporating the new technology.